

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

**Amendment Of Conditions Case Number WAC23-0004
for Special Use Permit Case Number
WSUP22-0023 (Rose DADAR)**

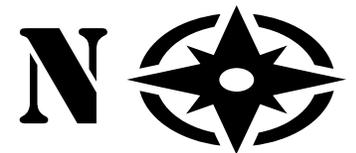
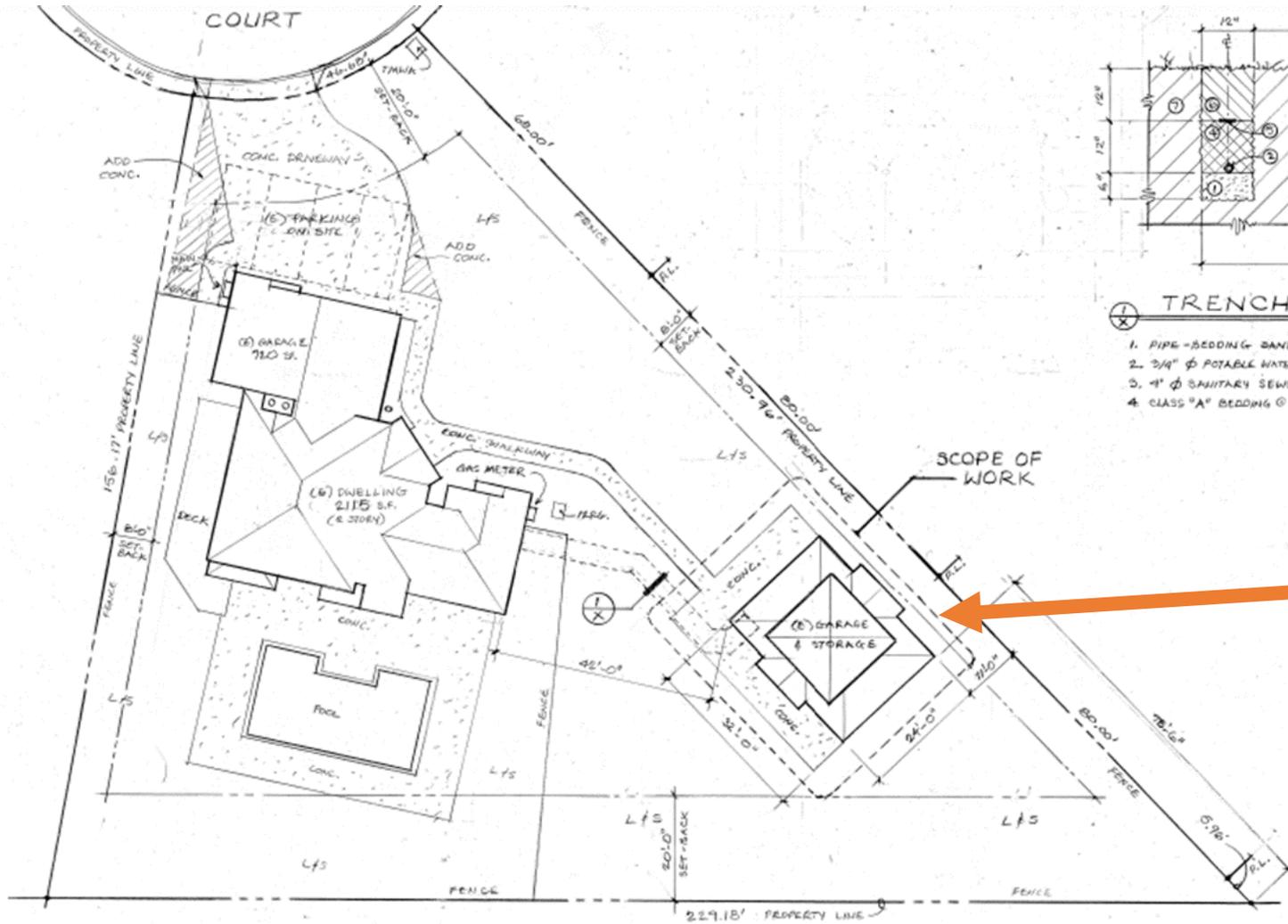
June 1, 2022

Case Description



For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP22-0023 (Rose Detached Accessory Dwelling) to amend the approved special use permit to allow the detached accessory dwelling on the first floor, rather than the second floor of the existing detached accessory structure.

Site Plan



Overhead Photo



Approved DAD Exterior



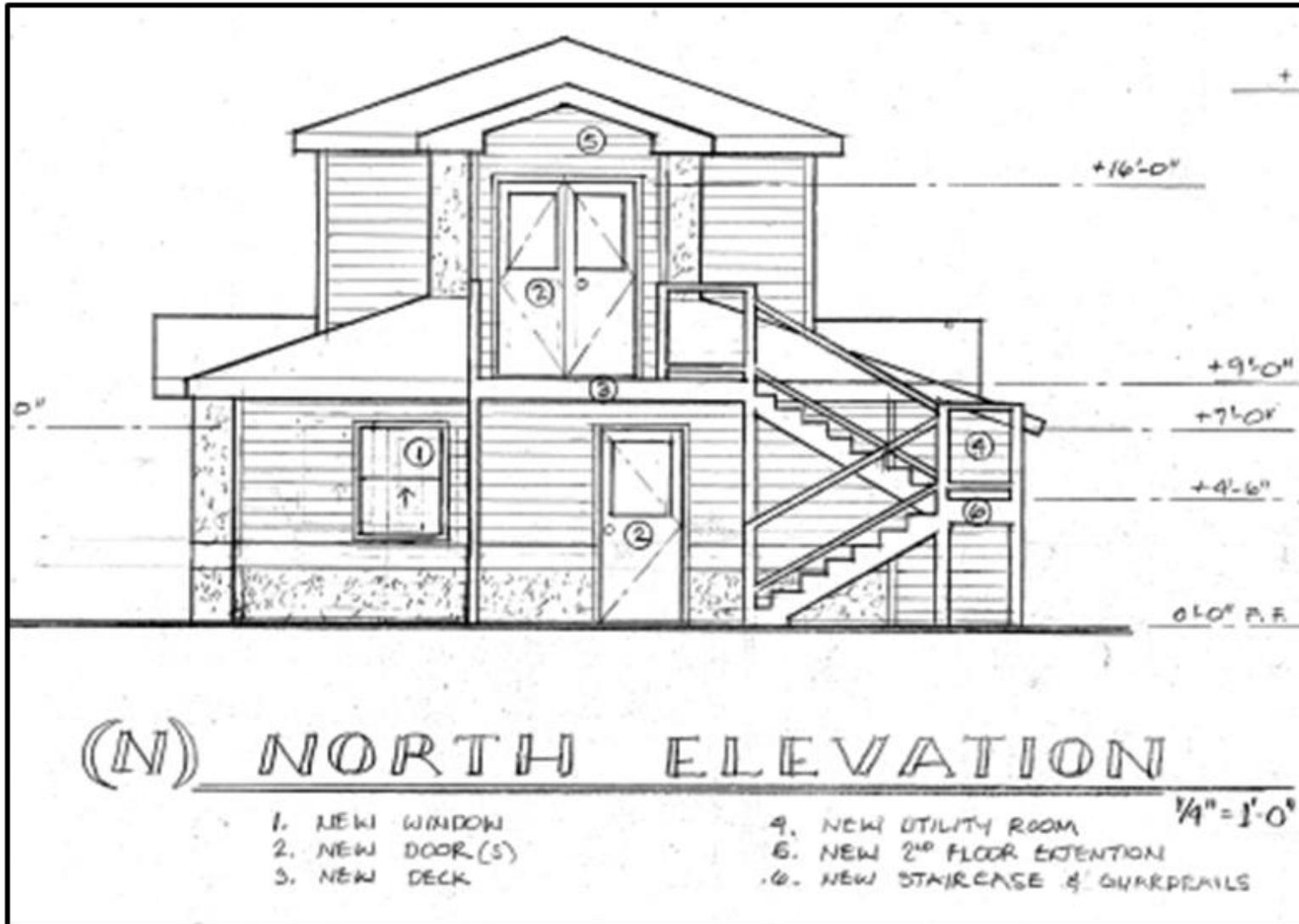
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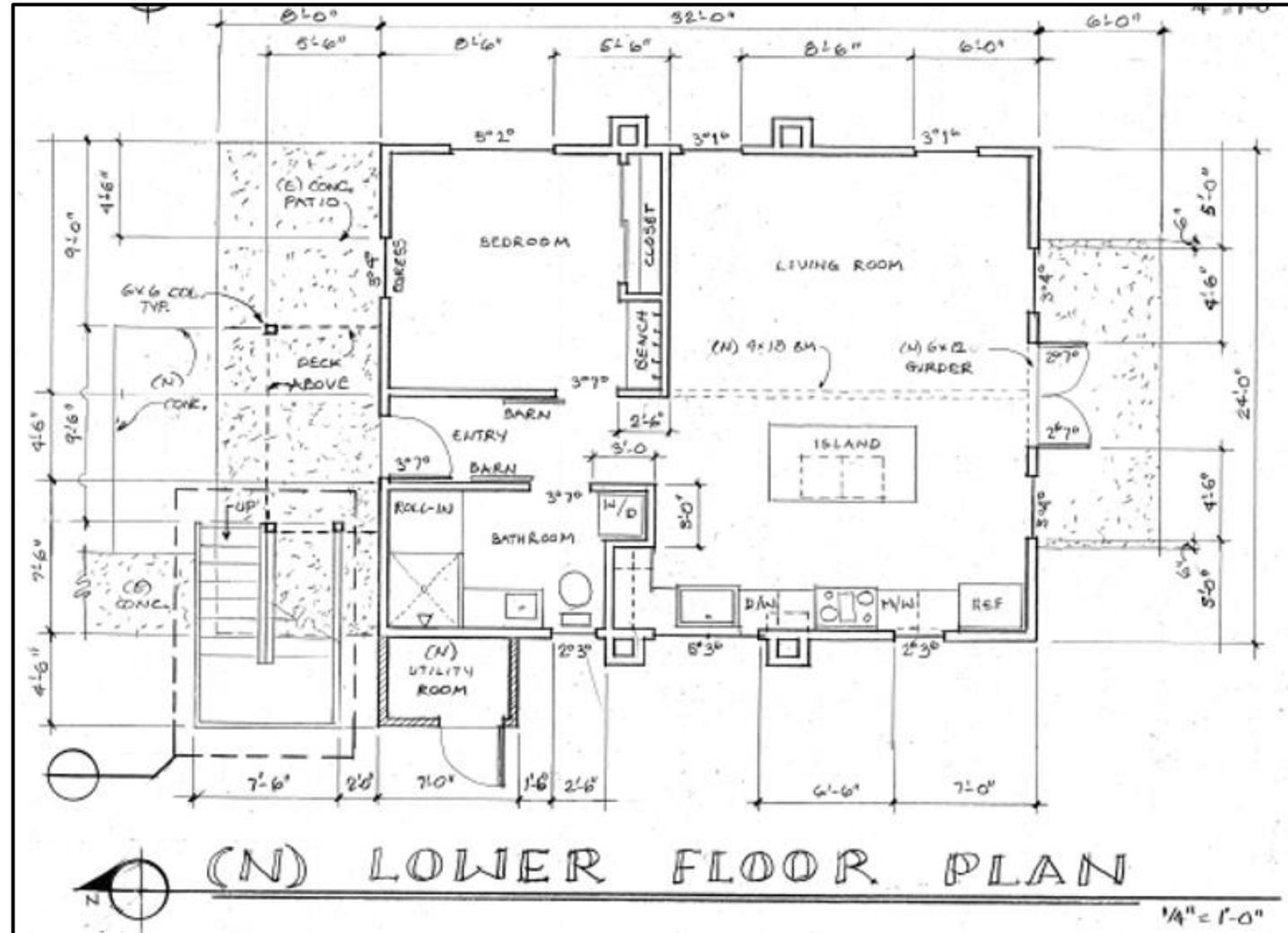
Proposed DAD Exterior



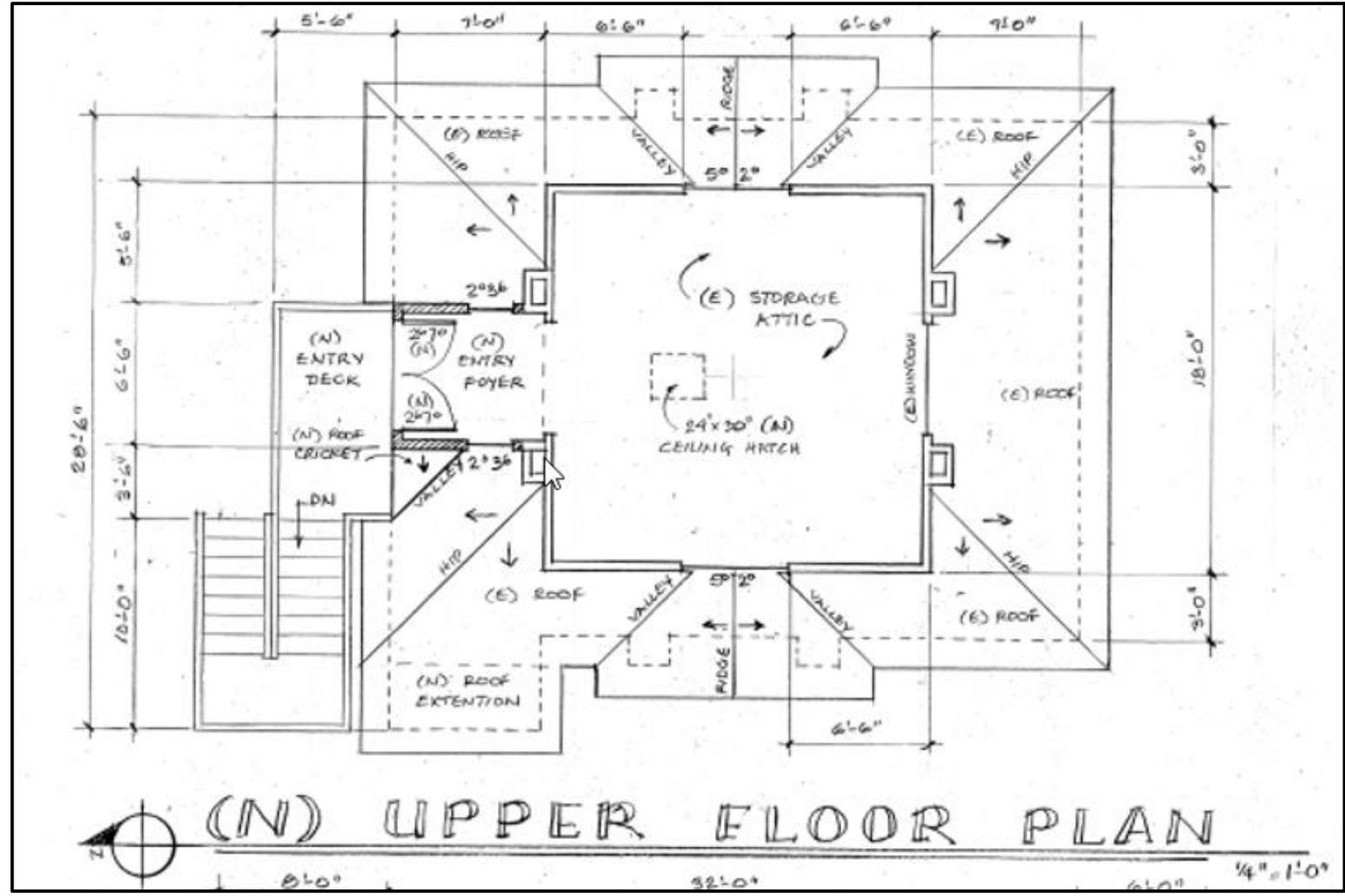
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Proposed New Ground Floor Plan



Proposed New Upper Floor Plan



- No recommendations for denial from reviewing agencies
- Amendment represents less construction and less change to the existing structure, while still allowing the DAD to be constructed.
- Impact to the surrounding area has been considered during the initial approval of the DAD.

Recommendation

After a thorough analysis and review, Amendment of Conditions Case Number WAC23 0004 is being recommended for approval with conditions.

Possible Motion (Approval)

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case Number WAC23-0004 (Rose Detached Accessory Dwelling) for Special Use Permit Case Number WSUP22-0023 for Kenneth G. Rose, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Thank you

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